

WEST VALLEY CITY PLANNING COMMISSION AGENDA

December 8, 2004

Planning Commission Technical Committee November 30, 2004 @ 8:00 a.m.
Planning Commission Study Session December 1, 2004 @ 3:00 p.m.
Planning Commission Pre-Meeting December 8, 2004 @ 3:00 p.m.
Planning Commission Meeting December 8, 2004, @ 4:00 p.m.

___ Harold ___ Brent ___ Paul ___ Jack ___ Karen ___ Terri ___ Mario

GENERAL PLAN/ZONE CHANGE APPLICATIONS:

GPZ-5-2004 Petition by **HOME CENTER CONSTRUCTION AND DEVELOPMENT** requesting a **General Plan change** from general commercial or mixed use land uses to medium density residential land uses, and a **zone change** from 'C-2' (general commercial) to 'RM' (residential, multi-family). This property is located at 5777 West 6200 South on 18.2 acres. (Staff – **Steve Pastorik** at 963-3277)

GPZ-6-2004 Petition by **WEST VALLEY CITY** requesting a **General Plan Change** from light manufacturing, office, general commercial, recreation or mix land uses to low density residential land uses, and a **zone change** from 'M' (manufacturing) to 'R-1-8' (residential, single family, minimum 8,000 sq. ft. lot sizes). The property is located at approximately 5754 South Far Vista Drive, on 44.5 acres. (Staff – **Steve Pastorik** at 963-3545).

SUBDIVISION APPLICATIONS:

PUD-4-2004 Petition by **PAUL COLOSIMO** requesting **final plat approval for the Village Condominiums at Rivers Edge**. The proposed condominium development is located at 3490 South 1200 West. The proposed development will consist of 40 units on 1.5 acres, and is zoned 'MXD' (Mixed use) (Staff – **Steve Lehman** at 963-3311)

S-28-2004 Petition by **JORDAN BANGERTER** requesting **preliminary approval for the Meadow Breeze #3 Subdivision**. The proposed subdivision is located at 6130 West 3395 South. The subdivision will consist of 18 lots on six-acres, and is zoned 'R-1-10' (residential, single family, minimum 10,000 sq. ft. lot size). (Staff – **Steve Lehman** at 963-3311)

S-29-2004 Petition by **ANDERSON DEVELOPMENT** requesting **final approval for phase 3B of the Vistas at Westridge Subdivision**. The proposed subdivision is located at 4600 South 6400 West. The subdivision will consist of 108 lots on 40-acres, and is zoned 'R-1-4' (residential, single family, minimum 4,000 sq. ft. lot size). (Staff – **Steve Lehman** at 963-3311)

S-30-2004 Petition by **ANDERSON DEVELOPMENT** requesting **preliminary approval for the fourth phase of the Vistas at Westridge Subdivision**. The proposed subdivision is located at 4550 South 6000 West. The subdivision will consist of 74 lots on 24.5 acres, and is zoned 'R-1-8' (residential, single family, minimum 8,000 sq. ft. lot size). (Staff – **Steve Lehman** at 963-3311)

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SUBDIVISION APPLICATIONS cont'd:

S-31-2004 Petition by **MIKE STANGL** representing Shopko, requesting **preliminary and final plat approval for the Shopko Commercial Subdivision**. The proposed subdivision is located at 4800 West 3500 South and is zoned 'C-2' (general commercial). (Staff – **Steve Lehman** at 963-3311)

CONDITIONAL USE APPLICATIONS:

C-9-2004 Petition by **MARA LUND** requesting conditional use approval for a **drive thru espresso business**. The business would be located in the parking lot at 3934 West 3500 South, which is approximately 9.7 acres, and zoned 'C-2' (general commercial). (Staff – **Jody Knapp** at 963-3497)

C-47-2004 Petition by **AZTECA INDOOR BAZAAR** requesting conditional use approval for an indoor swap meet. This business would be located at 3952 West 3500 South on 6.7 acres, and is zoned 'C-2' (general commercial). (Staff – **Ron Weibel** at 963-3361)

C-51-2004 Petition by **THE SHOPPES AT LAKE PARK, LLC** requesting conditional use approval for a **Chili's restaurant**. This business would be located at 3075 South 5600 West on 1.18 acres, and is zoned 'C-2' (general commercial) (Staff – **Kevin Hooper** at 963-3249)

C-52-2004 Petition by **KDA INDUSTRIAL PARK** requesting conditional use approval for an **auto repair** business. This business would be located at 3578 South 1950 West on 2.37 acres, and is zoned 'C-2' (Staff – **Kevin Hooper** at 963-3249)

PLANNING COMMISSION BUSINESS

Update - City Council, Board of Adjustment, Redevelopment Agency.

Approval of minutes from November 3, 2004 (Study Session)

Approval of minutes from November 10, 2004 (Regular Meeting)

West Valley City does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting. We will try to provide whatever assistance may be required. The person to contact for assistance is Lori Cannon, 963-3282.